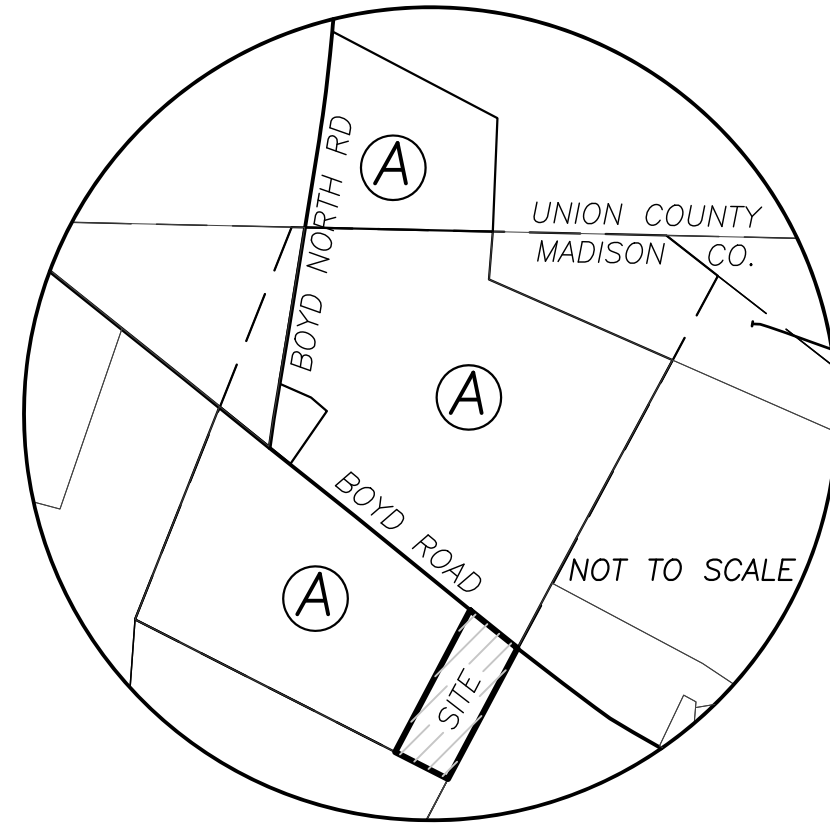


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/03/21
WGS 1984 GEODETIC NORTH.

LOCATION MAP



DEED REFERENCE
ELTON RAUSCH
OR 350 PG 2200
PARCEL No. 03-00021.001
94.369 ACRES
112 TOTAL ACRES

POINT OF COMMENCEMENT

BOYD NORTH ROAD
(CR61, 50' R/W)

BOYD ROAD (CR42, 50' R/W)

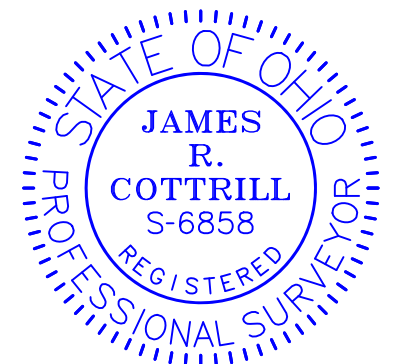
TPOB
N=767522.63'
E=1734350.70'

5.2131±
ACRES

TYLER V BOERGER, TRUSTEE
OR 314 PG 268
139.39 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ RECORDED STONE (FOUND)
- IRON PIN (FOUND)
- ◆ PK NAIL (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

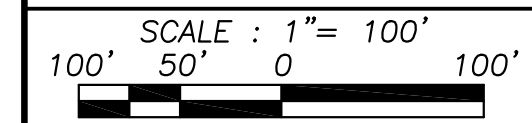


KATIE ALBERTA YUTZY &
SARAH HELEN YUTZY, JT LIVES
OR 275 PG 238
113.52 ACRES

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/05/21

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

5.2131± ACRES,
VMS 11012, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR STALNAKER



SCALE : 1" = 100'
JOB No. S210617 : CREW: MW
SURVEYED 11/03/21 : DWN BY: NC
DRAWN 11/05/21 : CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

5.2131 Acre Tract Surveyed for Stalnakar

The following described 5.2131 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 11012, being part of a 94.369 acre tract (Parcel 03-00021.001, 112 total acres) conveyed to Elton Rausch by Official Record 350 page 2200, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Boyd Road (County Road 42, 50 feet right-of-way) and Boyd North Road (County Road 61, 50 feet right-of-way);

Thence, with the centerline of Boyd Road with the following four courses:

- 1) South 51° 29' 03" East a distance of 144.51 feet to an iron pin found;
- 2) South 52° 00' 44" East a distance of 456.74 feet to a mag nail set;
- 3) South 51° 20' 09" East a distance of 678.92 feet to a mag nail set;
- 4) South 51° 09' 36" East a distance of 300.00 feet to a PK nail found in the line between VMS 11012 and 7239, in the Northwest line of a 139.39 acre tract conveyed to Tyler V Boerger, Trustee by Official Record 314 page 268, in the Southeast line of said 94.369 acre tract and being the **True Point of Beginning**,

Thence, with the Northwest line of said 139.39 acre tract and said VMS line, **South 27° 48' 34" West**, passing an iron pin and cap set at 23.30 feet, a total distance of **739.55 feet** to an iron pin and cap set at the Northeast corner of a 113.52 acre tract conveyed to Katie Alberta Yutzy and Sarah Helen Yutzy, Joint Lives by Official Record 275 page 238 and being a corner to VMS 12708;

Thence, with the Northeast line of said 113.52 acre tract and with the line between VMS 11012 and 12708, **North 63° 20' 06" West** a distance of **294.52 feet** to an iron pin and cap set;

Thence, with a new line across said 94.369 acre tract, **North 27° 48' 34" East**, passing an iron pin and cap set at 779.61 feet, a total distance of **802.83 feet** to a mag nail set in the centerline of Boyd Road;

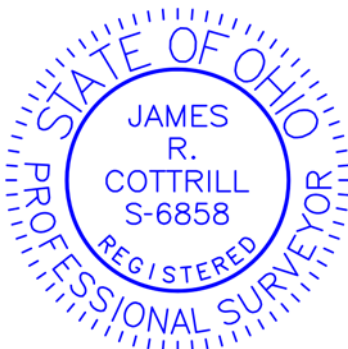
Thence, with the centerline of Boyd Road and with a new line across said 94.369 acre tract, **South 51° 09' 36" East** a distance of **300.00 feet** returning to the **True Point of Beginning**, containing **5.2131 Acres** more or less.

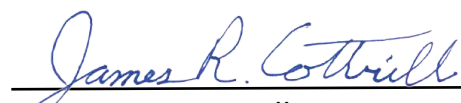
Bearings are based on a GPS observation on November 3, 2021, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed November 3, 2021 by James R. Cottrill, PS registration #6858. (Job #S210617-5.2131)




James R. Cottrill, PS #6858